

Zoning App#20769 & 20770

ANC7D Support to Deny/Refuse Zoning App#20769 & 20770

***Professional investors to show full face- time on Zoom meeting!**

1. *There is zero opposition for investors to build-on purchased property. We do oppose developer attempt to steal our current property spaces by butting close to properties lines. A minimum of seven feet required for the following safe concerns:*
 - a. *No delivery accesses*
 - b. *No repair accesses*
 - c. *No electrical outlets access for EV charging cars*
 - d. *Storage of trash cans*
 - e. *No sunlight accesses*
 - f. *No fire responders' access, and*
 - g. *No green space and*
 - h. *No tax deduction for property access lost with variance request.*
2. *The proposed dwellings should not block sunlight from current 100-year-old homes and homes with roof solar panels.*
3. *The proposal should have parking space for at least three cars. Since, people, couples, friends do not have just one car. By DC law, you cannot park a motor vehicle within twenty-five feet of the approach side of any "stop" or "yield" sign located at the side of the roadway.*
4. *Application 20770 is located directly at a corner and should require on-site property parking for at least three cars not counting guest parking spaces.*
5. *This is a" self-created" by design issue. Variance should be denied based on above listed safety concerns. Since any routine maintenance to either side of homes becomes problematic, it is next to impossible working within a 2-3ft space. Try using a ladder in such a confined space of 2-3 feet.*

To approve variance would make both sides of property useless with great adverse impacts to existing property values! The applicant is the only one gaining directly from existing property owners backsides.

The Applicant's property is not unique in any way.

The Lily Ponds Neighborhood wants applicant propose dwellings that are the same size in height and character and “harmonious” with existing nearby neighborhood houses.

Lily Ponds Neighborhoods want strict adherence to the "unique hardship" test and any other zoning ordinance criteria for granting these variances. *I urge you to disapprove of the proposed variances. At least twenty people have not managed to attend meetings or write letters and emails.* Lily Ponds Neighborhood will provide signatures and write a letter to the Zoning Board. We want the ANC7D body to provide staunch support and sign a final letter to the Zoning Board.

Zoning topic requested in the past 3 ANC7D meetings.